

150.0

0006

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

932,700 / 932,700

USE VALUE:

932,700 / 932,700

ASSESSED:

932,700 / 932,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		KENILWORTH RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	BYRNES STEPHANIE	
Owner 2:		
Owner 3:		
Street 1:	6 KENILWORTH ROAD	
Street 2:		

Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	SNIEGIECKI JAN EDWARD -
Owner 2:	-
Street 1:	6 KENILWORTH ROAD
Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Clapboard Exterior and 2172 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description				User Acct	
101	6000.000	451,900	800	480,000	932,700						99468	
Total Card	0.138	451,900	800	480,000	932,700		Entered Lot Size				GIS Ref	
Total Parcel	0.138	451,900	800	480,000	932,700		Total Land:				GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	429.42	/Parcel:	429.42	Land Unit Type:				Insp Date	



USER DEFINED

Prior Id # 1:	99468
Prior Id # 2:	
Prior Id # 3:	

PRINT

Date	Time
12/30/21	13:06:23

LAST REV

Date	Time
06/25/19	10:46:33

danam
11785
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	451,900	800	6,000.	480,000	932,700		Year end	12/23/2021
2021	101	FV	439,000	800	6,000.	480,000	919,800		Year End Roll	12/10/2020
2020	101	FV	439,100	800	6,000.	480,000	919,900	919,900	Year End Roll	12/18/2019
2019	101	FV	336,900	900	6,000.	450,000	787,800	787,800	Year End Roll	1/3/2019
2018	101	FV	299,200	900	6,000.	372,000	672,100	672,100	Year End Roll	12/20/2017
2017	101	FV	299,200	900	6,000.	342,000	642,100	642,100	Year End Roll	1/3/2017
2016	101	FV	299,200	900	6,000.	312,000	612,100	612,100	Year End	1/4/2016
2015	101	FV	287,600	900	6,000.	306,000	594,500	594,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SNIEGIECKI JAN	51064-582		4/22/2008	Change>Sale	365,000	No	No		
SNIEGIECKI STEP	25093-163		12/29/1994		75,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/20/2019	374	Porch	10,535	C					6/22/2018	Meas/Inspect	DGM	D Mann
11/22/2017	1562	Heat App	19,000	C					6/9/2018	MEAS&NOTICE	HS	Hanne S
7/12/2017	783	Addition	209,578	O					5/2/2018	Measured	DGM	D Mann
5/27/2008	511	Addition	120,000	C		G10	GR FY10	ADD 2ND FLR,RENO 1	5/2/2018	Permit Visit	DGM	D Mann
4/28/2008	407	Manual	5,000	C				demo 1st fl sheetr	2/5/2009	Meas/Inspect	372	PATRIOT
									12/7/1999	Mailer Sent		
									11/19/1999	Entry Denied	268	PATRIOT
									7/22/1993		KT	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 6 - Colonial		Full Bath: 1	Rating: Very Good	A Bath:	Rating:	PDAS..														
Sty Ht: 2 - 2 Story		3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:															
(Liv) Units: 1	Total: 1	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:															
Foundation: 2 - Conc. Block		OthrFix:	Rating:	RESIDENTIAL GRID																
Frame: 1 - Wood		OTHER FEATURES		1st Res Grid Desc: Line 1 # Units 1																
Prime Wall: 2 - Clapboard		Kits: 1	Rating: Very Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
Sec Wall:	%	A Kits:	Rating:	Other																
Roof Struct: 1 - Gable		Fpl: 2	Rating: Average	Upper																
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																
Color: BEIGE				Lvl 1																
View / Desir:				Lower																
GENERAL INFORMATION				CONDOS INFORMATION		Totals RMS: 6 BRs: 3 Baths: 1 HB: 1														
Grade: C - Average						REMODELING				RES BREAKDOWN										
Year Blt: 1950	Eff Yr Blt:					Location:														
Alt LUC:	Alt %:					Total Units:														
Jurisdct: G19	Fact: .					Floor:														
Const Mod:						% Own:														
Lump Sum Adj:						Name:														
INTERIOR INFORMATION				DEPRECIATION																
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %															
Prim Int Wal 1 - Drywall				Functional:	%															
Sec Int Wall:	%			Economic:	%															
Partition: T - Typical				Special:	%															
Prim Floors: 3 - Hardwood				Override:	%															
Sec Floors:	%			Total:	4.6 %															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY																
Subfloor:				Basic \$ / SQ: 130.00																
Bsmnt Gar: 1				Size Adj.: 1.13342535																
Electric: 3 - Typical				Const Adj.: 0.98990101																
Insulation: 2 - Typical				Adj \$ / SQ: 145.857																
Int vs Ext: S				Other Features: 118262																
Heat Fuel: 2 - Gas				Grade Factor: 1.00																
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100	% AC: 100			LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO			Adj Total: 473721																
% Com Wal	% Sprinkled			Depreciation: 21791																
				Deprecated Total: 451930																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 150.0-0006-0005.A																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
19	Patio	D	Y	1	18X16	A	AV	1995	3.55	T	19.2	101			800		800			
More: N	Total Yard Items:	800	Total Special Features:												Total:	800				
IMAGE																AssessPro Patriot Properties, Inc				